



October 2019: UK Residential Market Survey

Current conditions remain downbeat although the outlook appears a little brighter

- Indicators on new buyer enquiries, sales and new instructions still downbeat
- Expectations point to a more stable trend emerging over the next three months
- Prices broadly flat at the headline level for a third straight report

The October 2019 RICS Residential Market Survey continues to depict a relatively subdued sales market backdrop, evidenced by negative readings for indicators covering new buyer enquiries, agreed sales and new instructions. That being said, near term expectations for sales activity did improve to a certain degree, and a broadly stable trend is now anticipated to emerge across most parts of the country over the next three months.

Across the UK as a whole, new buyer enquiries reportedly fell for the second month in succession, with a net balance of -16% of respondents citing a decline (compared to a net balance of -17% in September). Alongside this, newly agreed sales continued to slip, albeit the pace of decline (in net balance terms) appeared to ease somewhat as the latest balance moved to -19% from -27% previously. When disaggregated, sales dipped to a greater or lesser extent across virtually all parts of the UK. Northern Ireland was the sole exception, where contributors noted a marginal increase in sales. In terms of the average time taken to complete a sale, this remained at roughly 17 weeks according to the latest results (slightly quicker than the 19 week duration being reported earlier in the year).

Looking ahead, respondents' views on the near term sales outlook turned less pessimistic over the month, with the net balance reading of +5% (-7% in September) now pointing to a steadier trend coming through. Further out, twelve-month expectations also improved, posting the highest reading in nine months (net balance +23%).

Turning to supply, new instructions reportedly fell for the fourth consecutive month at the national level. What's more, respondents across all parts of the UK reported a decline during October. With respect to the pipeline going forward, at -49%, the net balance of survey participants reporting an annual decline in the level of market appraisals undertaken over the month was the most negative since this series began in 2017. As such, this suggests the flow of new instructions being listed on the sales market will remain particularly weak in the immediate future.

Meanwhile, the national indicator on house price inflation posted a broadly flat net balance of -5%, little changed from -3% previously. Consequently, this measure is consistent with virtually no change in house prices over the period. London, the South East, East Anglia and the North East all saw prices decline, although it is worth noting that the net balance of -22% in London represents the least negative reading since April 2017. Meanwhile, respondents in Northern Ireland, Scotland and Wales noted a rise in house price during October.

Back at the national level, feedback from contributors continues to portray a more challenging backdrop at higher priced tiers of the market. 67% of respondents report that, for properties marketed at over £1m, sales prices are coming in below asking prices (similar to the 69% taking this view in April). However, for properties listed at up to £500k and below, 59% of survey participants report sales prices have been at least level with asking (identical to the proportion returned three months ago).

Regarding the outlook, contributors continue to sense that current conditions could place marginally downward pressure on headline house prices at the national level in the near term. Over the next twelve months however, prices are expected to increase, with the net balance of respondents anticipating house prices to be higher in a year's time rising to +27%, from +18% last time out. Northern Ireland, Wales, Scotland and the North West of England display the strongest expectations for house price growth over the coming year.

In the lettings market, the quarterly (seasonally adjusted) figures on tenant demand point to another slight acceleration in growth in the three months to October. Indeed, the net balance picked up to +22%, the firmest reading since the end of 2016. At the same time, new landlord instructions slipped once again, with the pace of decline seemingly gathering momentum over the quarter (in net balance terms). On the back of this, rental growth expectations for the near term strengthened further, with every UK region/country projected to see an increase in rents over the coming three months.

Methodology

About:

- The RICS Residential Market Survey is a monthly sentiment survey of Chartered Surveyors who operate in the residential sales and lettings markets.

Regions:

- The 'headline' national readings cover England and Wales.
- Specifically the 10 regions that make up the national readings are:
 - 1) North 2) Yorkshire and Humberside 3) North West 4) East Midlands 5) West Midlands 6) East Anglia 7) South East 8) South West 9) Wales 10) London.
- The national data is regionally weighted.
- Data for Scotland and Northern Ireland is also collected, but does not feed into the 'headline' readings.

Questions asked:

- How have average prices changed over the last 3 months? (down/ same/ up)
 - How have new buyer enquiries changed over the last month? (down/ same/ up)
 - How have new vendor instructions changed over the last month? (down/ same/ up)
 - How have agreed sales changed over the last month? (down/ same/ up)
 - How do you expect prices to change over the next 3 months? (down/ same/ up)
 - How do you expect prices to change over the next 12 months? (% band, range options)
 - How do you expect prices to change over the next 5 years? (% band, range options)
 - How do you expect sales to change over the next 3 months? (down/ same/ up)
 - How do you expect sales to change over the next 12 months? (down/ same/ up)
 - Total sales over last 3 months i.e. post contract exchange (level)?
 - Total number of unsold houses on books (level)?
 - Total number of sales branches questions 1 & 2 relate to (level)?
 - How long does the average sales take from listing to completion (weeks)?
 - How has tenant demand changed over the last 3 months? (down/ same/ up)
 - How have landlords instructions changed over the last 3 months? (down/ same/ up)
 - How do you expect rents to change over the next 3 months? (down/ same/ up)
 - How do you expect average rents, in your area, to change over the next 12 months? (% band, range options)
 - What do you expect the average annual growth rate in rents will be over the next 5 years in your area? (% band, range options)
 - What is your sense of current price levels being achieved in your area (Very Expensive, Expensive, Fair value, Cheap, Very Cheap)
- Questions 6, 7, 17 and 18 are broken down by bedroom number viz. 1-bed, 2-bed, 3-bed, 4-bed or more. Headline readings weighted according to CLG English Housing Survey.

Net balance data:

- Net balance = Proportion of respondents reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).**

- The net balance measures breadth (how widespread e.g. price falls or rises are on balance), rather than depth (the magnitude of e.g. price falls or rises).
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading implies that no respondents are seeing decreases (or no change).
- In the case of the RICS price balance, a reading of +10 should not be interpreted as RICS saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments:

- The RICS Residential Market Survey data is seasonally adjusted using X-12.

Next embargo dates:

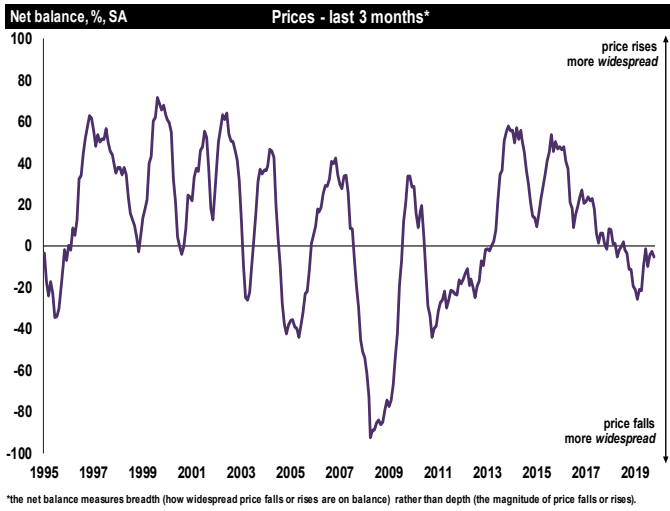
- November survey: 12 December**
- December survey: 16 January**
- January survey: 13 February**

Number of responses to this month's survey:

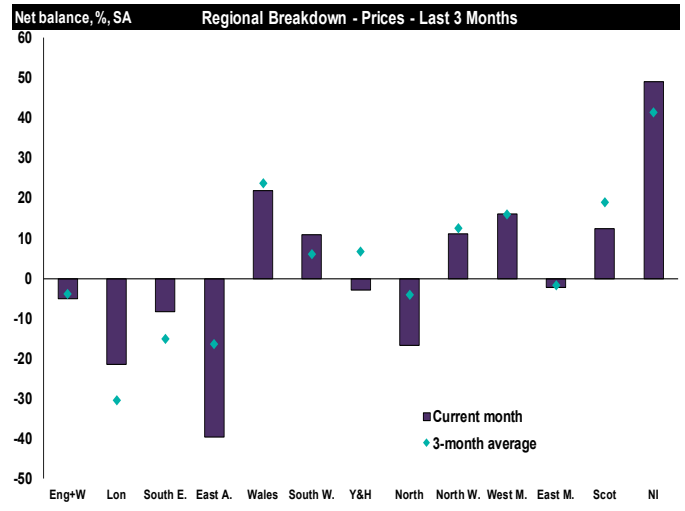
- This survey sample covers 610 branches coming from 345 responses

Sales market charts

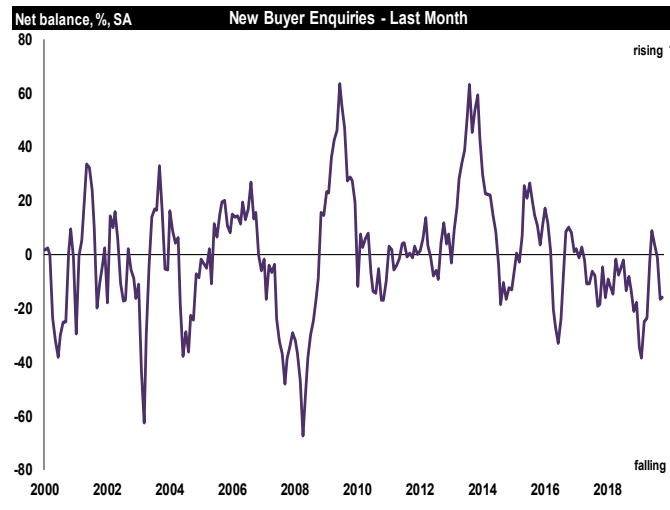
National Prices - Past three months



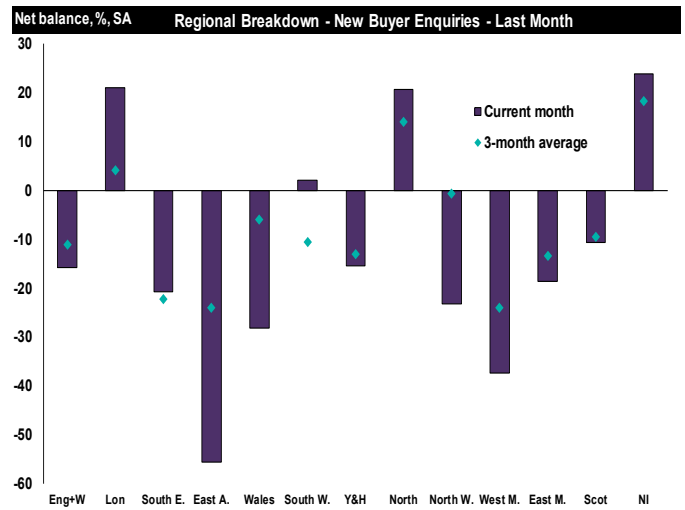
Regional Prices - Past three months



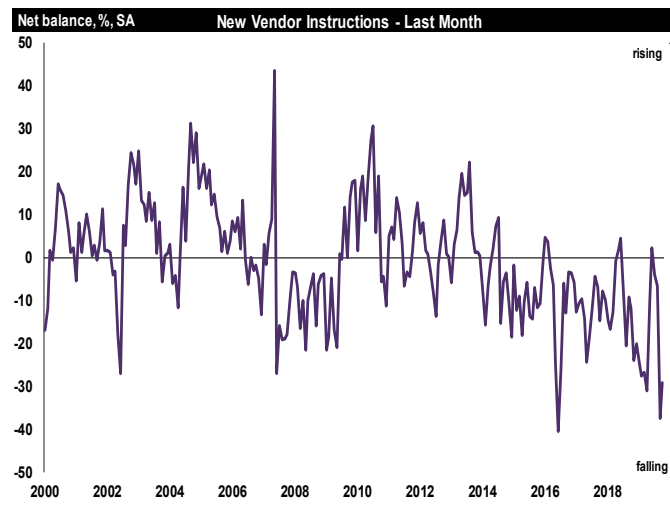
National Enquiries - Past month



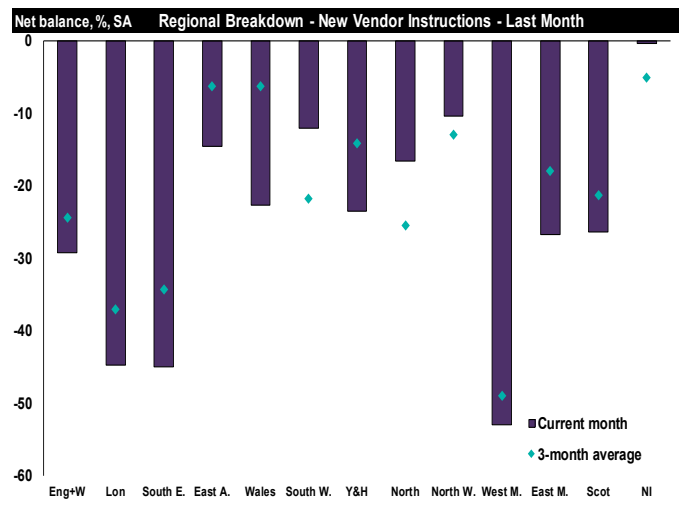
Regional Enquiries - Past month



National New Vendor Instructions - Past month

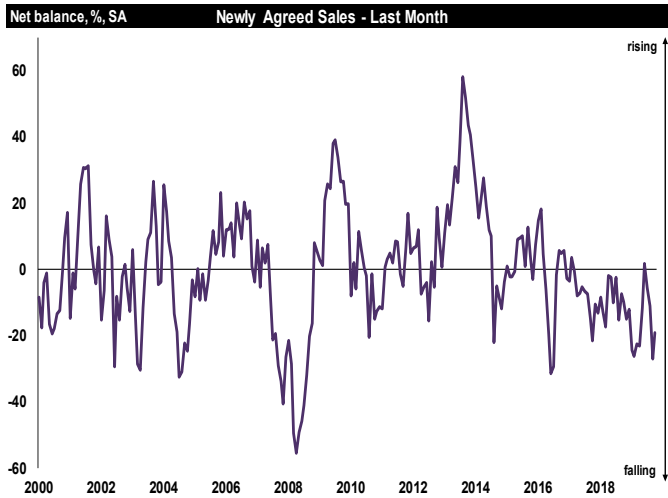


Regional New Vendor Instructions - Past month

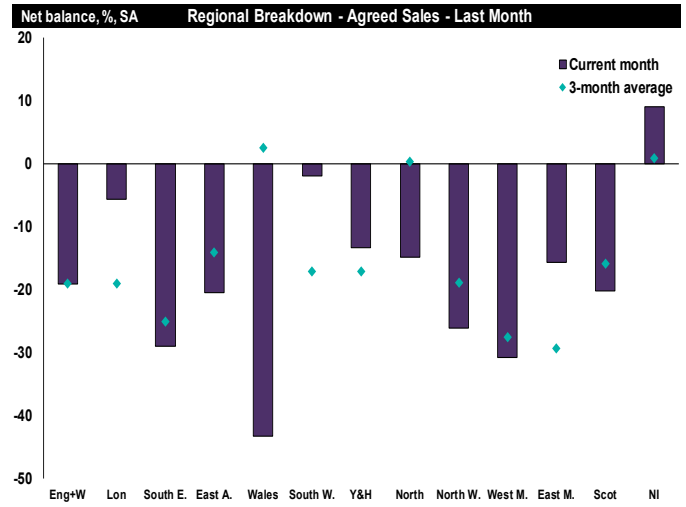


Sales market charts

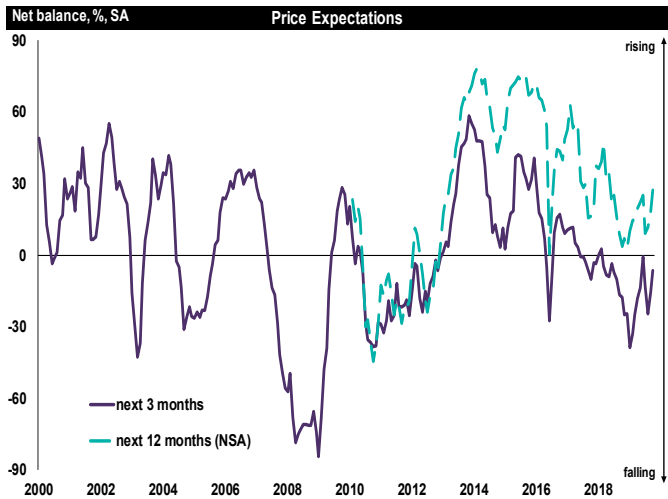
National Newly Agreed Sales - Past month



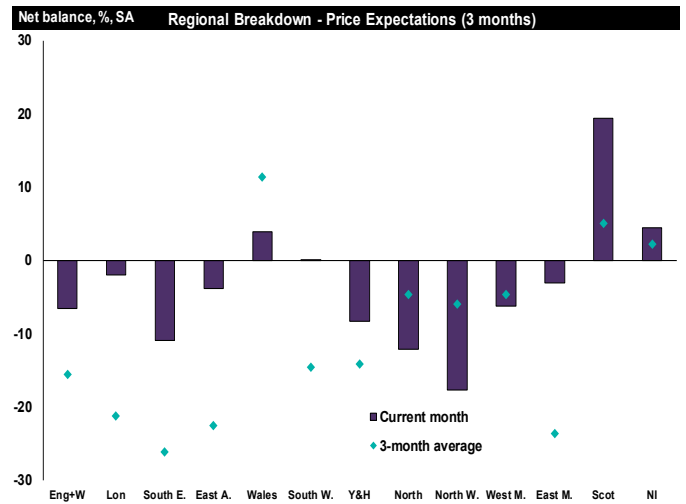
Regional Newly Agreed Sales - Past month



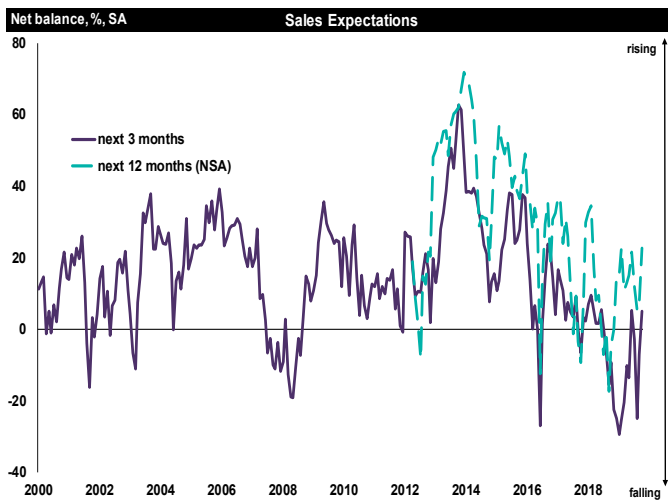
National Price Expectations - Three and twelve month expectations



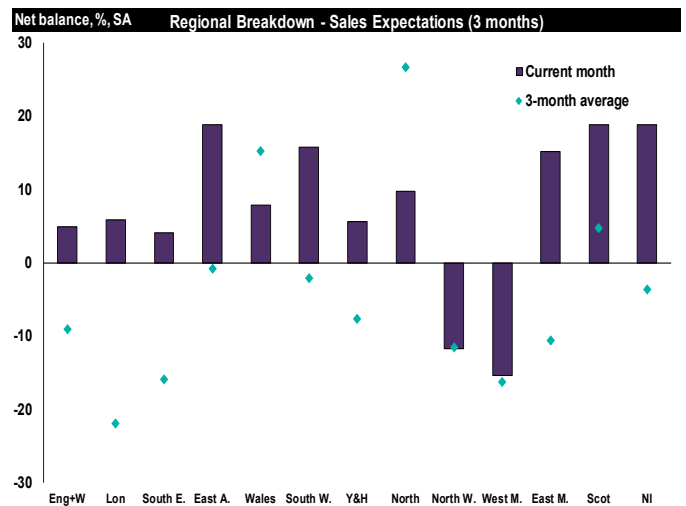
Regional Price Expectations - Next three months



National Sales Expectations - Three and twelve month expectations

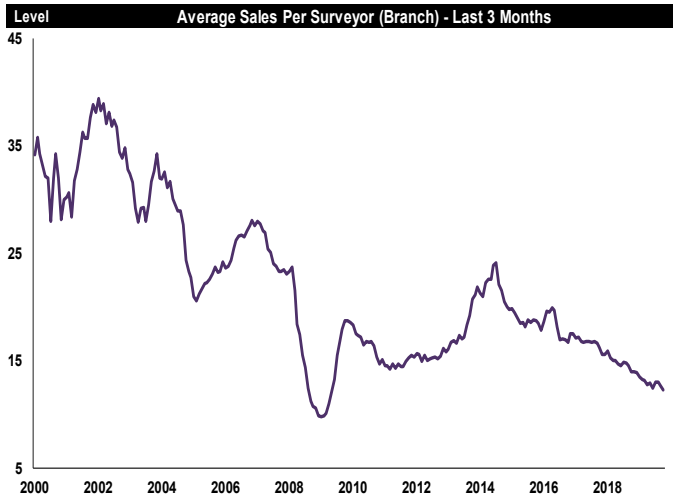


Regional Sales Expectations - Next three months

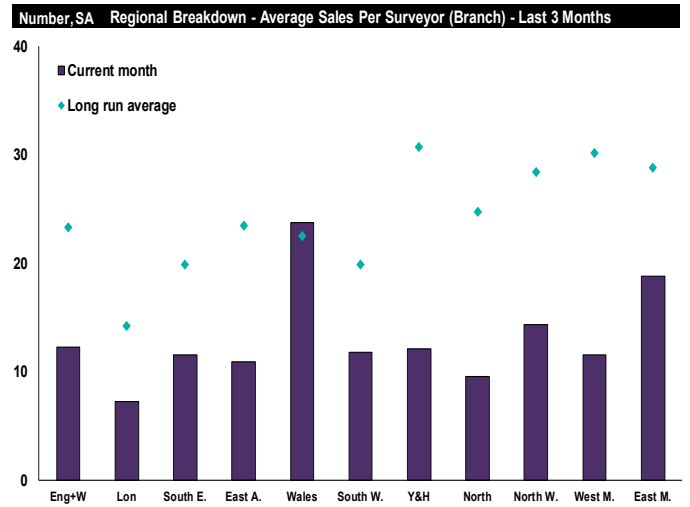


Sales market charts

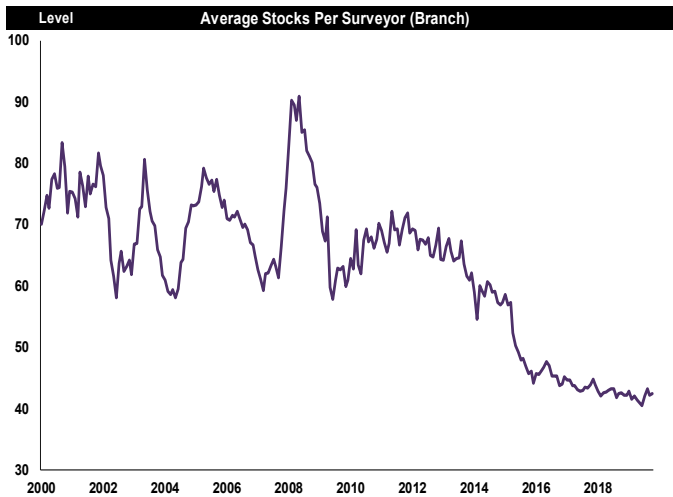
National Average Sales Per Surveyor - Past three months



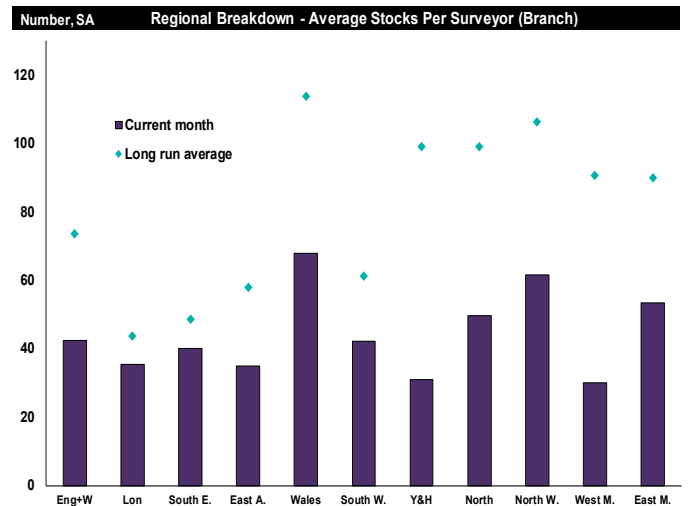
Regional Average Sales Per Surveyor - Past three months



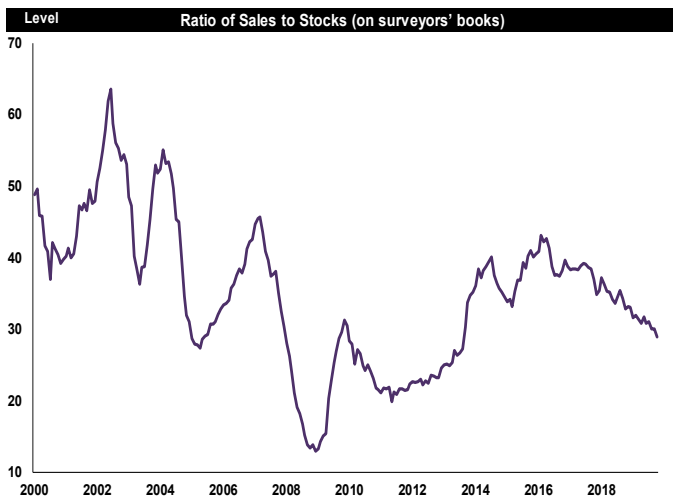
National Average Stocks Per Surveyor



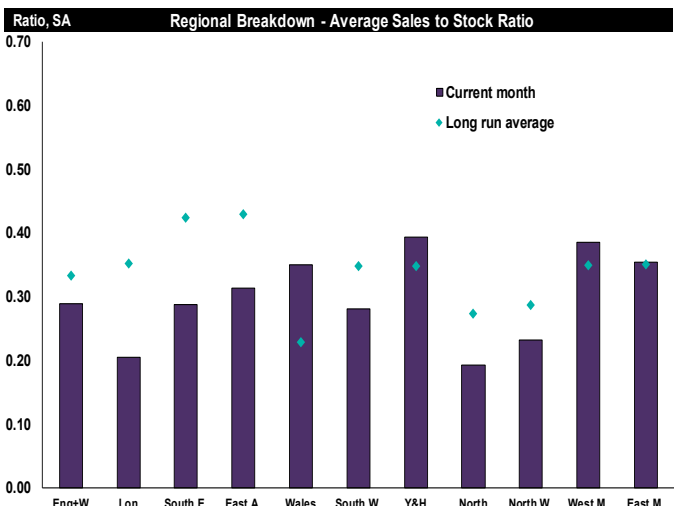
Regional Average Stock Per Surveyor



National Sales to Stock Ratio

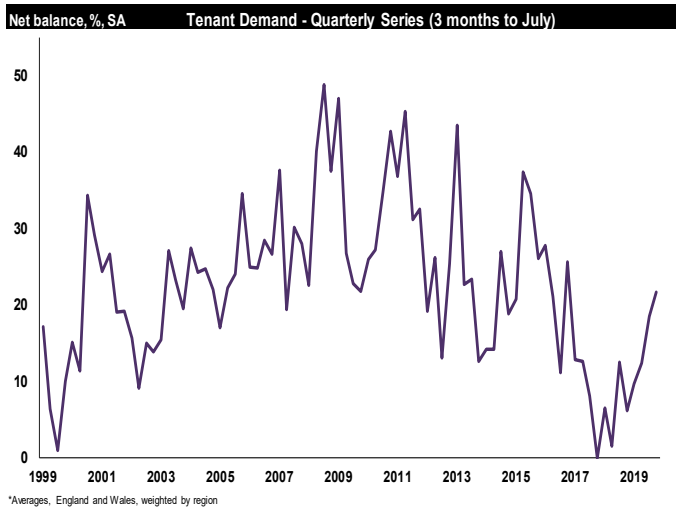


Regional Sales to Stock Ratio

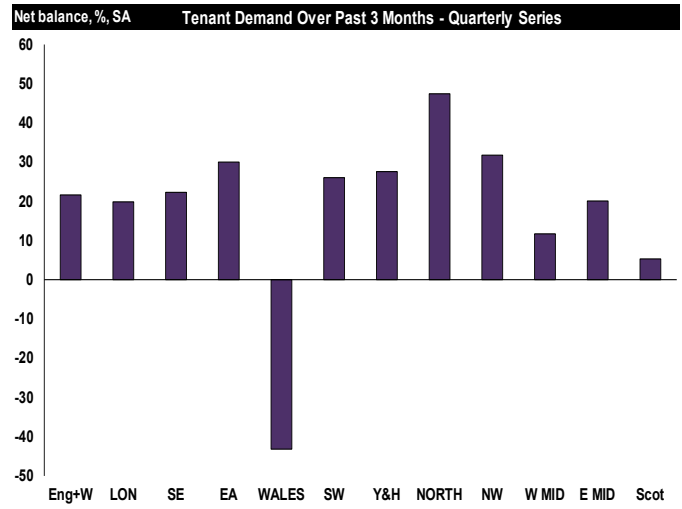


Lettings market charts

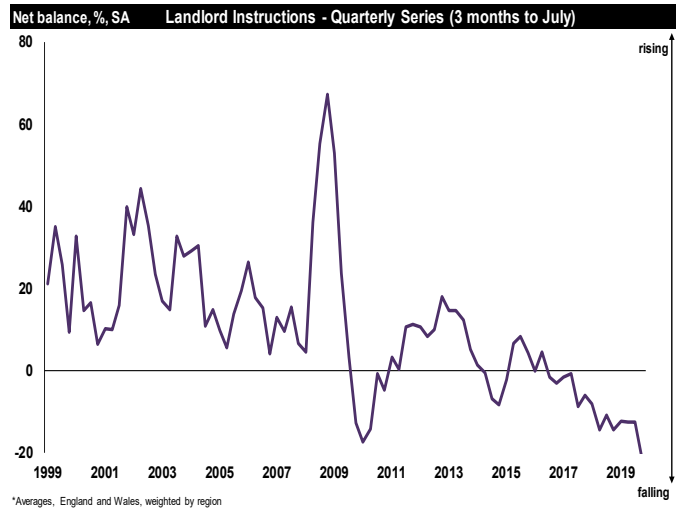
National Tenant Demand - Past three months



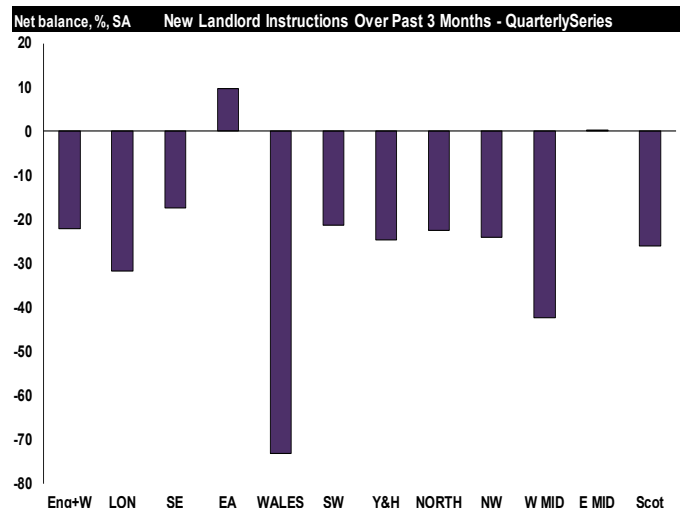
Regional Tenant Demand - Past three months



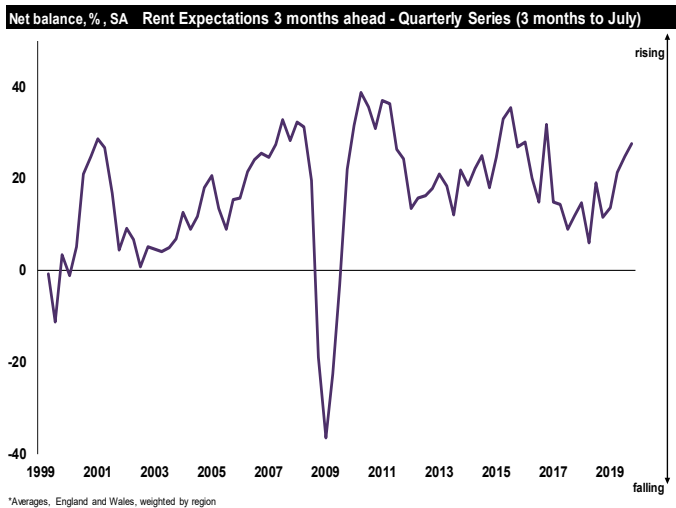
National New Landlord Instructions - Past three months



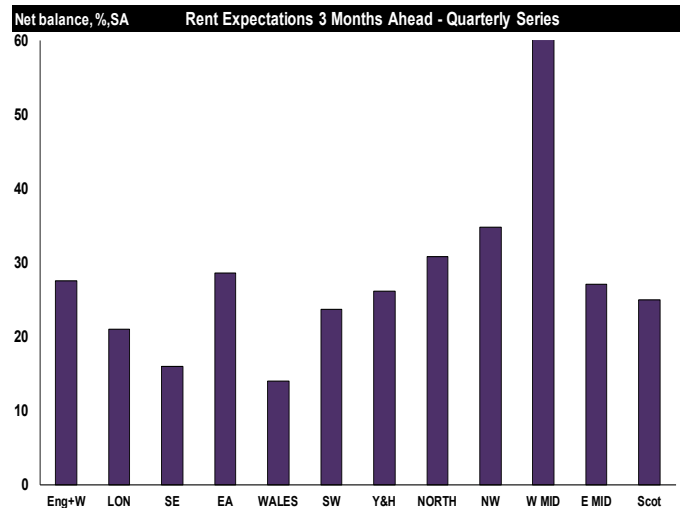
Regional New Landlord Instructions - Past three months



National Rent Expectations - Next three months

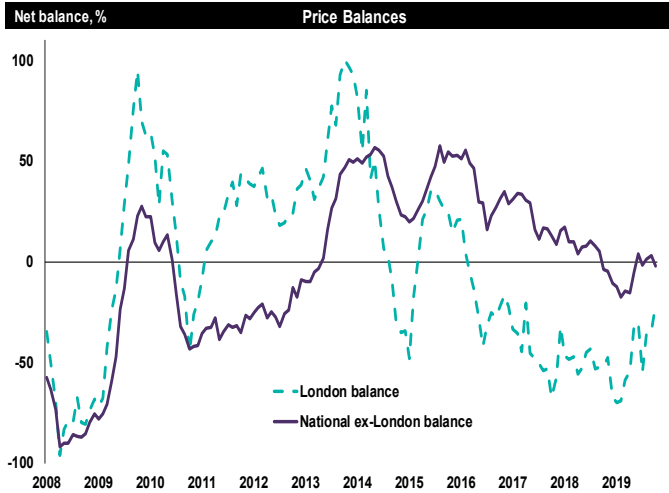


Regional Rent Expectations - Next three months

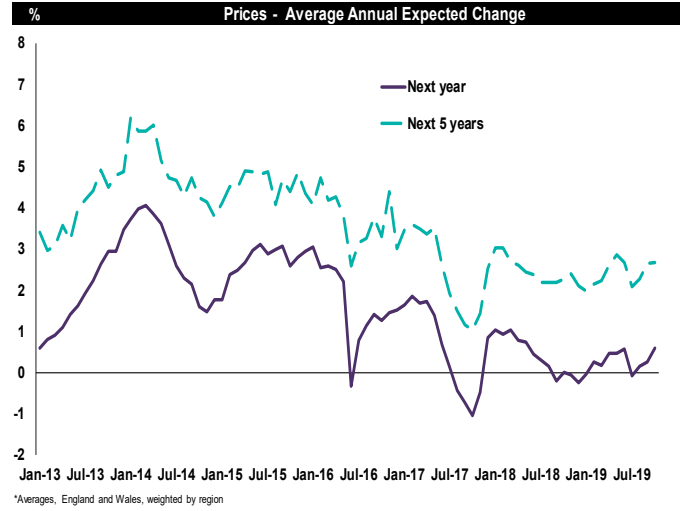


Expectations & other data

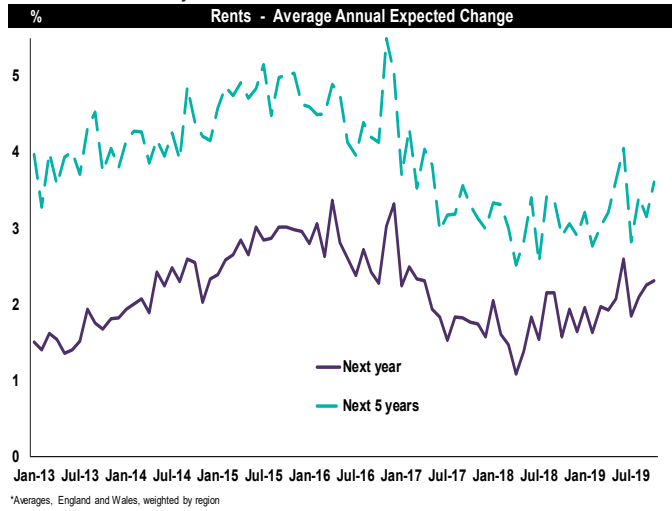
National Price Balance (excluding London) and London Price Balance - Past three months



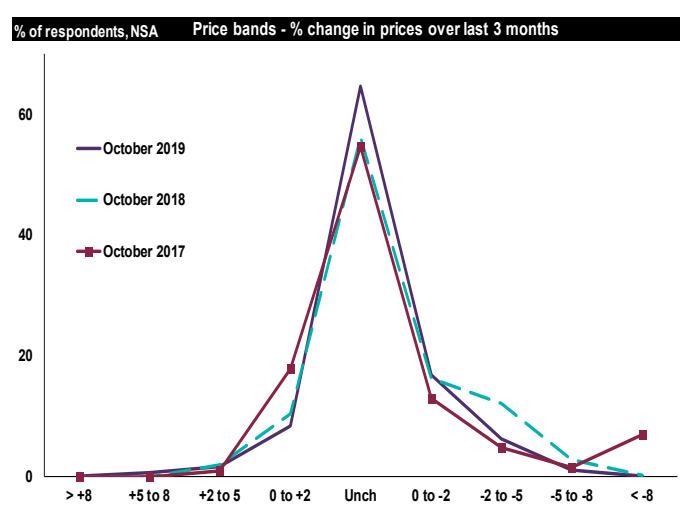
National Average Annual Expected Price Change (point estimate) - Next one and five years



National Average Annual Expected Change in Rents (point estimate) - Next one and five years



Price Bands - Past three months



Surveyor comments - sales

North

Alan Rudd, MRICS, Newcastle, Miller Metcalfe, alan.rudd@millermetcalfe.co.uk - Market instructions have dropped 15% in the last 6 weeks.

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Despite the political uncertainty, we continue to agree sales across the board.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-blocks.co.uk, shaun.brannen@brannen-partners.co.uk - Instructions and sales are up by 15% on this time last year.

Simon Bainbridge, MRICS, Dalington, Savills, 01325 370500, savills.co.uk, sbainbridge@savills.com - The brakes are on whilst the Brexit debacle continues.

Yorkshire & the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Market inertia prevails.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, benhudson@hudson-moody.com - A sense that despite Brexit and the election, life carries on and people want to move house or invest in property.

Christopher R Jowett, BSc. MRICS, Huddersfield, Jowett Chartered Surveyors, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Providing the economy, national and the world does not go into recession before the Brexit fiasco is concluded, then latent demand can resurface, confidence can be restored, and house prices can increase steadily (ideally just 1% above low inflation).

Daniel Salisbury, MRICS, York, SASS UK, 07739129070, www.sassuk.com, daniel@sassuk.com - Spring always brings new enquiries - A natural cycle of nesting and relocation.

David j Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - The sales market is pretty good given economic conditions.

Heather Blackshaw, MRICS, Scunthorpe, Bell Watson, louise.blackshaw@bellwatson.co.uk - Scunthorpe Steel works is in receivership. If it closes, the property market will crash in the area.

I Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Slow down as we near the end of the year and general election likely to stifle sales.

James Brown, MRICS, Richmond, Norman F Brown, 01748822473, normanfbrown.co.uk, belindandjames@hotmail.co.uk - With the election having been called and uncertainty over Brexit, the market will remain in the doldrums until the New Year and we will have to see what happens in 2020.

Jill Gittus, MRICS RICS Registered Valuer, York, KAM Management Limited, jill.gittus@kam-management.co.uk - Brexit uncertainty is still hitting the housing market. Continued uncertainty is leading to a lot of market participants putting off making moves. This is impacting the number of sales that are progressing.

Kenneth Bird, MRICS, Wetherby, Renton & Parr, 01937 582731, www.rentonandparr.co.uk, ken@rentonandparr.co.uk - Slow market caused by Brexit delay.

Mike Darwin, MRICS, Northallerton, M W Darwin and Sons, 01609 773567, www.darwin-homes.co.uk, info@darwin-homes.co.uk - Uncertainty around the economy and Brexit is affecting sales as well as the number of new houses being built with discounts and offers.

Richard Graves, FRICS, Bridlington, D. Dunk, Lewis & Graves, richardgraves@btconnect.com - Until we have a working Parliament and an end to Brexit uncertainty, I do not see the market picking up.

North West

Andrew Taylorson, MRICS, Preston, Eckersley, 01772 883388, www.eckersleyproperty.co.uk, all@eckersleyproperty.co.uk - The farce associate with Brexit and political uncertainty and selfish behaviour compounds uncertainty in the market place, this makes both sellers and buyers nervous over the future. The fact that there is no job scarcity underpins the market.

James Leech, AssocRICS, Preston, Lea Hough & Co, james.leech@leahough.co.uk - Slightly quieter market than normal overall but certain properties are still selling very quickly.

K M Swan, North West, katharine.swan@actionforchildren.org.uk - Brexit.

Lawrence Copeland, FRICS, Manchester City Centre, Elbonmill Limited T/A Lawrence Copeland, 0161 834 1010, lawrence@lawrencecopeland.com - Brexit has caused a reduction in listings and enquiries.

Martin Jackson, MRICS, Manchester, Residential Housing Limited, mjackson@hoteld.com - Clearly the outcome of the general election and Brexit will dictate the performance of the housing market in the short to medium term. There is pent up demand which will be released if a Brexit deal is done or Brexit is cancelled.

Mr J F Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Uncertainty continues with Brexit and the time of year has created an earlier downturn than we would have anticipated. We hope with the general election in December we can start the New Year with a clear path.

East Midlands

Andrew W York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market stock badly affected by a lack of instructions. Sales under 250/400k holding up well, but top end still in stalled conditions.

Chris Charlton, FRICS, Nottingham, Savills, 0115 9348020, www.savills.com, ccharlton@savills.com - After a positive start to the Autumn market, the December election is set to slow the market down as we head yet again for more uncertainty.

Christopher Shallice, FRICS FAAV, Holbeach, Lincolnshire, Hix and Son, 01406 422777, wendy@hixandson.co.uk - Ongoing new builds are slowing down resales, job uncertainty is having an impact locally. Brexit causing caution.

David Hammond, BSc FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, www.david-hammond.co.uk, residential@dvdhammond.co.uk - To repeat previous comments, Brexit remains a major factor at the moment.

David Hawke, FRICS, Worksop, David Hawke & Co, 01909 531450 - The market has lifted a little in October in terms of new instructions and sales. The hope is the election may have a positive effect on the housing market.

Jonathan Witter, MRICS, Stamford, Jonathan Witter, witter.jonathan@gmail.com - Market fully priced. Wait and see approach by buyers in market.

Mark Elliott, FRICS, Northamptonshire, MEA, elliott.mark@virgin.net - Impact of Brexit Uncertainty - Impact of Election Uncertainty - Changes in taxation causing uncertainty for future investment commitment and return.

Surveyor comments - sales

Mark Newton, FRICS, Grantham, Newton Fallowell, 01476 591900, www.newtonfallowell.co.uk, mark.newton@newtonfallowell.co.uk - October ran along smoothly with instructions and sales on an even keel with a good pipeline to take us to year end.

Paul Perriam, BSc (Hons) MRICS, Nottingham, William H Brown/Bagshaws Residential, 01332 542299, www.sequencehome.co.uk, paul.perriam@sequencehome.co.uk - Political and economic uncertainty continues to hold back the market.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - The market in south Leicestershire is proving very resilient considering the political turmoil we face. Sales have held up well, lots of viewings, promising number of valuations and instructions. A pre-Christmas election is unknown territory however!

Stephen Gadsby, BSc FRICS FSVA, Derbyshire, Gadsby Nichols, 01332 296396 - Uncertainty over Brexit continues to dominate market activity. Definite signs of a more price sensitive market. Reduction in viewings, sales and listings.

Tom Wilson, MRICS, Stamford, King West, 01780 484 520, www.kingwest.co.uk, twilson@kingwest.co.uk - As another Brexit deadline, some evidence of frustration and stagnation. Several sales agreed in a week. Lack of supply remains a problem.

West Midlands

Alexander Smith, FRICS, Birmingham, Alex Smith & Company, 0121 784 6660, alex@alex-smith.co.uk - Uncertainty Brexit and the election.

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - Another very steady month in keeping with the year as a whole. Quietening now though, especially on valuations and new instructions. Sales still running at very strong levels though.

J J Dell, MRICS, Oswestry, J. J. Dell & Company, 01691 653437, property@jydell.co.uk - The sentiment in the property market is based on the uncertainty of the outcome in the forthcoming general election. Normally, this time of year, there is a general slowdown in the market in the run up to Christmas.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A surprisingly quieter month, without the Autumn build up, prior to Christmas. Likely due to Brexit uncertainty.

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A slightly quieter month, partly due to lack of new instructions and general uncertainty over Brexit result.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Fewer market appraisals being arranged and property markets generally quieter and likely to remain so until the end of the year.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - An active month with many sales arranged. However, enquiry levels and new instructions have dropped away likely due to Brexit confusion.

John Goodman, FRICS, Warwick, John Goodman, 01926-651199, details@jgcs.info, details@jgcs.info - Uncertainty over Brexit is making many people "sit on their hands" unless they have no option other than to move house.

Mark Wiggin, MRICS, Ludlow, Strutt and Parker, 01584 873711, mark.wiggin@struttandparker.com - Real shortage of houses. Plenty of buyers in £400-650 bracket.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Overall shortage of supply of property is helping to maintain prices despite ongoing political and economic uncertainty.

Richard Franklin, BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436 - The selling season is prolonged and recent listings are higher than normal. Limited number of proceedable applicants in mid-range market.

Ross D'Aniello, AssocRICS, Bridgnorth, Nock Deighton, 01746767767, www.nockdeighton.co.uk, r.daniello@nockdeighton.co.uk - Enquiries & new instructions levels are down somewhat. Deals are being done but through hard work, not organically.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - Predicting house prices going forward is very difficult with all the current political uncertainty. Naturally the market has become much quieter as vendors and buyers wait to see what will happen.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - Lack of quality instructions. The middle to high end of the market is suffering most from buyers' lack of confidence. This has been a continuing theme in recent months.

East Anglia

David H Knights, MRICS, Ipswich, David Brown & Co., 01473 222266, davidbrown-ipswich.co.uk, mail@davidbrown-ipswich.co.uk - Market remains weak especially at the top end. Some activity in the lower price regions but buyers expect good discounts on asking prices. Still fewer new instructions than normal for time of year, economic and Brexit uncertainty largely to blame.

Ed Russell, Newmarket, Jackson-stops & Staff, 01638 662231 - Election now formally on the horizon, buyers are still out there and are resolving to see their property through despite political turbulence.

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - October surprisingly active on sales but new buyer enquiries down. Good property in good locations selling quite well but market is unpredictable and 'choppy'. Seasonal slowdown commencing as well as uncertainty over Brexit and now a general election.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigelsteelelts@gmail.com - A slow and difficult market hampered by Brexit and forthcoming election. Everything is now on hold.

Scott Sheen, AssocRICS, Clacton-on-Sea, Scott Sheen & Partners, 01255 422240, www.scottsheenandpartners.co.uk, scott@scottsheenandpartners.co.uk - Brexit, Christmas, Kids summer holidays.

TPH Stephens, MRICS, Norwich, Humberts, 01603 661199, www.humberts.com, norwich@humberts.com - I believe there is latent demand and once the election and Brexit is behind us, the market (transactional numbers) will increase.

South East

Anthony Tremellen, MRICS MAPM, Southampton, Chris Tremellen, 07876 808 531, chris.tremellen@outlook.com - Brexit and the December election are the key factors in an unusually subdued current market.

Chris Tremellen, MRICS, Southampton, Chris Tremellen, 07876 808 531, chris.tremellen@outlook.com - Brexit.

Surveyor comments - sales

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - Tough to do any volume business in this market, keeping optimistic for post-election recovery and renewed activity.

David Nesbit, FRICS, Portsmouth, D.M.Nesbit & Company, 02392 864321, www.nesbits.co.uk, davidnesbit@nesbits.co.uk - The market is drifting lower with election and Brexit uncertainties. The UK needs a real boost.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - More sales were agreed in October than in previous months. However, although valuations have been requested, there is a shortage of new instructions. The market is likely to remain quiet until the new year in view of the election and christmas.

E M Rook, MRICS, Sevenoaks, Knight Frank, edward.rook@knightfrank.com - Uncertainty and stamp duty continue to stall the prime market.

James Farrance, MNAEA FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Demand for houses remains strong, apartment demand is softer.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - We have been busy two weeks before schools break up.

John Frost, MRICS, Windsor, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - October for instructions and sales has been good but this is of lower value properties. The underlying market place is very slow which, with all the uncertainty, means that the market will be similar through 2019.

John Frost, MRICS, Beaconsfield, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - The market remains slow for properties which have been overvalued, vendors are under no pressure to reduce values, although at the right price, deals are being agreed.

John Frost, MRICS, Langley, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - There is a market but only for sensible priced properties, there is a lot of nervousness by purchasers currently.

John Frost1, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Brexit/Election/Stamp Duty have led to the normal family market place being very limited with little appetite to move.

John Pike, FRICS, Maidstone, King & Johnston Homes, 01622 792255, www.kingandjohnston.co.uk, john.pike2@outlook.com - Brexit.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Continued uncertainty in government equals uncertainty in the housing market so don't expect much activity until the new year.

Martin Wellsman, FRICS, Barnet, Martin Wellsman FRICS, mgwellsman@aol.com - Brexit.

Montague Howard, MRICS, High Wycombe, Montague Howard Associates, 01494 528006, www.mha-turnkey.co.uk, montaguehoward@tiscali.co.uk - As sellers are expecting a lower price than their estimated value a year ago, they are accepting buyer offers in order to facilitate a house move through necessity or preference. This attitude has kept the sales market at a reasonable level.

Nick Pacey, FRICS, Milton Keynes, Pacey & Associates, 01908 605490, www.paceyandassociates.co.uk, surveys@psl-group.net - Brexit uncertainty. New houses with Help to Buy and other incentives are impacting heavily on the second-hand market.

Nigel Gould, FRICS 1124335, Ashford Kent, Gould and Harrison, 01233 646411, Gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Brexit and Parliament chaos have not helped over the last 3 months.

P.Todd, RICS, Highclere, PTCS, ptodd.ptcs@gmail.com - The market is hard work.

Paul Loveridge, FRICS Registered Valuer, Beaconsfield, The Frost Partnership, paul.loveridge@frostsurveyors.co.uk - Government measures and Brexit.

S D Smith, MRICS, Bedford, Water End Homes Ltd, 07768338363, waterend@me.com - Purchasers do not generally expect prices to increase in near future, so the urgency/clamour to get on the housing ladder is not there, consequently things progress more slowly.

Thomas Dawson, Trainee AssocRICS, Isle of Wight, BCM LLP, tdawson@gmail.com - Brexit is causing uncertainty with the Christmas season coming soon and a possible election, however, providing the house is valued correctly we generally see a good amount of interest.

Tim Green, MRICS, South Oxfordshire, Green & Co., 01235 763562, www.greenand.co.uk, tim.green@greenand.co.uk - Are we in a short-lived eye of the storm or will we get an extension, all stakeholders hope for some positive news to get on with their lives.

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - The current political and economic uncertainty means that both vendors and purchasers are "waiting to see what happens" and therefore are not committing to sell or buy, other than those forced to do so. Prices have fallen but have stabilised.

Tony Woodfield, MRICS, Milton Keynes, Maltings Structures Ltd, 01525 872617, maltingsstructures.com, maltingsstructures@yahoo.co.uk - One word: Brexit.

Trevor Hayter, MRICS, MCIQB, Phd, BSc, Stanford-le-Hope, Independent Consultant, tvhayterfourway@aol.com - Costs of Council Tax, gas, electric and other outgoing costs as well as travel expenses will have an ongoing effect on housing cost sales.

South West

Colin Moorhouse, FRICS, Sidmouth, Devon, Redferns Sidmouth Limited, info@redfernsosidmouth.co.uk - Brexit. Parliament. Weather. Party politics.

David McKillop, FRICS, Salisbury, McKillop and Gregory, dm@mckillopandgregory.co.uk - A good month for sales, but very quiet for instructions. Prices are coming down across the board.

David Robinson, AssocRICS, North Cornwall, Stags, d.robinson@stags.co.uk - Tremendous month for invoicing and some good buyers out there but we now await the much general election and what the result will mean for the Spring market.

G C Thorne, FRICS, East Dorset, Thornes, 01202-684004, www.thornes.org.uk, graham@thornes.org.uk - Brexit and now the election will continue to hold the market up until the new year.

Surveyor comments - sales

James McKillop, MRICS, South West, Knight Frank LLP, james.mckillop@knightfrank.com - Exchanges are still coming through but are lagged from the summer months. New deals are happening but in a lower volume as we approach Brexit.

James Wilson, MRICS, Shaftesbury, Jackson-Stops, 01747 850858, www.jackson-stops.co.uk, james.wilson@jackson-stops.co.uk - Buyers remain active while new instructions are showing signs of slowing down.

Jeff Cole, MRICS, Wadebridge, Cole Rayment & White, 01208813595, www.crw.co.uk, jeff.cole@crw.co.uk - October has been quite a good month for us with good levels of sales. Prices in North Cornwall seem to be stable despite the political situation. Our main issue is a lack of stock which we don't think will change until the new year.

John Corben, FRICS CABE, Swanage, Corbens, 01929 422284, corbens.co.uk, john@corbens.co.uk - Uncertainty created by the forthcoming election, coupled with Brexit, has led most people to delay making a decision. As a result, values are static and, in some cases, starting to fall back.

Mark Annett, FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - Despite the political uncertainty, sales have been good. With winter upon us we would expect the market to slow anyway.

Mark Lewis, FRICS FAAV, FNAVA, Dorset, Symonds & Sampson, mlewis@symondsandsampson.co.uk - There are a lot of buyers chasing few houses and sellers are reluctant to market their properties if they cannot see new stock. Some houses are receiving a large amount of interest but if we are 10% out with our valuing the interest fades away.

Miles Kevin, MRICS, Totnes, Chatsedge, miles@chatsedge.co.uk - The Brexit effect is making the market continue to stagnate and with the election in December I can't see the market changing until late 1st quarter of 2020.

O F Miles, FRICS, Swanage, Oliver Miles, 01929 426655, olivermiles.co.uk, olivermiles@olivermiles.co.uk - A very quiet month due to Brexit uncertainty and abnormally wet weather.

Paul Labesse, MRICS, Jersey, Labesse and Co, info@labesseandcompany.com - Brexit is having an effect, it needs to be resolved.

Robert Cooney, FRICS, Taunton, Robert Cooney Chartered Surveyors & Estate Agents, 01823 230230, robertcooney.co.uk, robert.cooney@robertcooney.co.uk - Another relatively good sales month shows that there is desire and demand, but declining stock sends alarms for pipeline, now in decline at wrong end of the year.

Robin Tozer, Plymouth, Stags, 01752 223933 - Brexit Election.

Roderick Thomas, FRICS, Wells, Roderick Thomas, 01749670079, www.roderickthomas.co.uk, rdt@roderickthomas.co.uk - The election!

Roger Punch, FRICS, South Devon, Marchand Petit, 01752 873311, www.marchandpetit.co.uk, roger.punch@marchandpetit.co.uk - The combination of delayed Brexit and the general election announcement has subdued fresh instructions, but buyers await the properties that are launched.

Tom Orford, MRICS, Ipswich, Savills, 01473 234831, torford@savills.com - Election will impact advice as to when a house should go to market.

Wales

Andrew Morgan, FRICS FAAV, Lampeter, Morgan & Davies, 01570423623, lampeter@morgananddavies.co.uk - Seasonally quieter than usual. Brexit uncertainty is holding back vendors. Fewer properties available.

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - Recently the tap has turned off in sales market. Buyers and Sellers are not sure what they should do. Minimal instructions and viewings, although older stock is selling well. First time buyers entering the market with favourable mortgage rates.

David James, FRICS, Brecon, James Dean, 01874 624757, jamesdean.co.uk, david@jamesdean.co.uk - Sales have held up but fewer new introductions than other months.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - Market activity has slowed down dramatically within the last month. A mixture of pre-winter blues and Brexit lethargy.

London

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - Due to continual uncertainty which has increased due to the election in December we have the unusual phenomenon of a lack of sellers as well as a lack of buyers, people are wary of taking any decision.

Christopher Ames, MRICS, Belgravia/London, Ames Belgravia, 020 7730 1155, amesbelgravia.co.uk, ca@amesbelgravia.co.uk - The time taken to progress to an exchange on sales seems to be un necessarily slow as agents and solicitors complete their CDD for money-laundering. More common sense should prevail.

J.J.King, FRICS, London Boro Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - A reduction in valuations and appraisals has created a shortage of stock. This will lead to higher asking prices as vendors remain reluctant to sell without first agreeing a purchase. A vicious circle is appearing.

J.J.King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - As a general overview results this month don't reflect the level of activity generated. Viewing figures and offers have increased but results have been disappointing. Vendors are playing a waiting game while election fever takes hold.

James Perris, MRICS, London, De Villiers, 020 7887 6009, www.devilliers-surveyors.co.uk, james.perris@devilliers-surveyors.co.uk - Activity remains subdued due to the political climate, although competitively priced property will still attract multiple offers illustrative of strong underlying demand.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - We're still suffering from a lack of stock, but valuations and sales agreed have increased, giving us added post-Brexit hope. Fewer but more serious buyers are clearly looking beyond present political and electoral uncertainty.

Nicholas White, FRICS, SE London, e.surv Chartered Surveyors, nick.white@esurv.co.uk - The uncertainty Brexit brings to the economy is the cause of these current market conditions.

Robert Green, MRICS, Chelsea, John D Wood & Co, 020 3369 1343 - Activity across our central London offices has been good through October, with sales up approximately 20% on the same period last year. Buyers are active and vendors realistic. Competitive scenarios have not been uncommon.

Surveyor comments - sales

Scott Chapman, MRICS, South London, Sutton and Croydon postal codes, Selectsurv, 0203 6333155, selectsurv.co.uk, scott.chapman@selectsurv.co.uk - Still a degree of uncertainty largely due to Brexit.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Price falls have continued to slow, but sentiment across most areas remains cautious. Across south west London there has been a little rise in prices due to a lack of stock.

Terry Osborne, FRICS, Westminster, SW1, Tuckerman Residential, 020 7222 5510, tosborne123@yahoo.com - Brexit.

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepune.com, tdogger@bninvestment.co.uk - Although the uncertainty of the general election outcome may dampen some interest, prices are looking to be good value, combined with the weak pound. Market is bottoming out?

Scotland

Alexander Inglis, MRICS, Scottish Borders, Galbraith, 01573 224 244, www.galbraithgroup.com, alex.inglis@galbraithgroup.com - The Borders market remains surprisingly buoyant in the run up to winter despite the political uncertainty. Closing dates have been fairly common in recent weeks.

Chris Hall, MRICS, Edinburgh, Rettie and Co, 0131 220 4160, www.rettie.co.uk, chris.hall@rettie.co.uk - Market remains characterised by low supply particularly of new properties over the past 2 months. Demand is better than many anticipate but in rural areas quality and asking prices remain important to ensure successful sale.

Craig Henderson, MRICS, Ayrshire, Graham & Sibbald, 01292 271030, www.g-s.co.uk, craig.henderson@g-s.co.uk - Brexit continues to have an effect, most of all uncertainty! Stock of properties is low as many would be sellers are worried what affect Brexit may have!

Graeme Lusk, BSc MRICS, Glasgow and Renfrewshire, Walker Fraser Steele (e.surv), 01412480038, www.walkerfrasersteele.co.uk, graeme.lusk@walkerfrasersteele.co.uk - Another reasonable month with a dip noticed around the school holiday break. New stock coming to the market in a good location continues to perform well.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Welcome to the Brexit bump. The market is now showing signs of slowing and concerns over the fiasco being played out in Westminster is having a real affect.

Greg Davidson, MRICS, Perth, Graham + Sibbald, 01738 445733, www.g-s.co.uk, gdaavidson@g-s.co.uk - As the complexity of the political spectrum continues, there remains a comforting stability in the property market.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, bradburne.co.uk, info@bradburne.co.uk - The market has slowed earlier than usual due to the winter general election and continued Brexit concerns.

Jack Mc Kinney, FRICS, Glasgow, Galbraith & Lawson, 07946 602908, j.mckinney2006@tiscali.co.uk - Financial concerns restricting the market due to lack of job security and obtaining lending. Brexit concerns add to the overall concerns.

John brown, FRICS MRTPI, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-uk.com - Autumn has traditionally marked a slower pace in the market but this has been less so for property under £500k. Above this, it's less active but limited stock keeps momentum and prices steady, focus is confused given Brexit risks.

Kevin Hay, MRICS, Ayrshire, Allied Surveyors, 01292 265381 - There is still an element of uncertainty in the market due to Brexit.

Kevin MacDonald, MRICS, Inverness, Graham + Sibbald, 01463 236977, www.g-s.co.uk, kevin.macdonald@g-s.co.uk - October can signal the start of a quieter time for house buying and selling. However, the continuing number of sales shows a resilience in the Highland property market to the enduring Brexit uncertainty. New build schemes also continue at pace.

Kieran Bonner, RICS, Stirling, J&E Shepherd, kbonner1102@gmail.com - I feel Brexit is having a negative impact on the amount of stock coming to the market.

Linda Gove, MA(Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - Fewer properties on market. Agents confirm market has slowed down amid continued uncertainty about Brexit. However, demand remains strong for high end property in proximity to golf course with some exceptional prices being paid.

Marion Currie, AssocRICS RICS Registered Valuer, Dumfries & Galloway, Galbraith, 01556 505346, www.galbraithgroup.com, marion.currie@galbraithgroup.com - New instructions are tailing off for winter, as is normal, but sales continue to motivate buyers. It remains to be seen what impact the impending general election will have on that motivation.

Paul Taylor, MRICS, Dundee, Shepherd Surveyors, 01382 200454, www.shepherd.co.uk, paul.taylor@shepherd.co.uk - Noticeable slowdown in market due to political uncertainty.

Richard M Smith, FRICS, Inverness, Allied Surveyors Scotland, 01463239494, www.alliedsurveyorsscotland.com, richard.smith@alliedsurveyorsscotland.com - Market declines annually for approximately 5 months from September.

Ronald G Smith, MRICS, Stirlingshire and Clackmannan, Shepherd Chartered Surveyors, 01786 450438, www.shepherd.co.uk, ronnie.smith@shepherd.co.uk - In the local area, low stock continues to drive prices particularly in traditionally desirable locations although secondary locations are also exhibiting same trend. Vendors also resisting speculative entry to the market.

Thomas Baird, MRICS, Glasgow, Select Surveyors Ltd, 0141 632 6589, www.selectsurveyors.co.uk, reception@selectsurveyors.co.uk - Cladding issues regarding modern style high rise properties are already starting to affect the number of properties coming to market and therefore home report instructions.

Northern Ireland

Ciaran Donnelly, FRICS, Belfast, Campbell Cairns, 02890249024, ciaran@campbellcairns.com - Stamp duty a factor in buy to let.

Garrett O'Hare, Newry, Bradley NI, www.bradleyni.com, garrett.ohare@bradleyni.com - Brexit uncertainty has created some reluctance in the market.

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - The market has slowed down this month due to economic and looming Brexit.

Surveyor comments - sales

Nicola Tann, FRICS, Belfast,
Simon Brien Residential,
02890595555, www.simonbrien.com,
ntann@simonbrien.com
- Sales market is busy, as we approach the festive period, it may start to slow down.

Ruairi O'Donnell, Belfast, Belfast City Council,
rprodonnell@gmail.com - Two key themes: 1) Upcoming Election 2) Brexit.

Samuel Dickey, MRICS
Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The new homes market is performing well with strong levels of activity. As we approach winter, resales activity should fall back but still remain strong.

Timothy O'Brien, AssocRICS, Warrenpoint, Eoin Lawless Estate Agents, info@lawlessestateagent.co.uk - The market remains buoyant with demand for properties still strong especially among First Time Buyers eager to get on the property market.

W. Reilly, FRICS, Omagh, Pollock, bill.reilly@btconnect.com. - The property market in N. Ireland is very worried about Brexit and that we appear to be going to be sold out by Boris Johnston.

Surveyor comments - lettings

North

Neil Foster, FRICS, Hexham, Foster Maddison Property Consultants, 01434 605441 - Demand for three and four bedroom properties is sky high with constant upward pressure on rents and consequently on tenants.

Richard Towler, MRICS, Penrith, Eden Lettings and Management, enquiries@edenletting.co.uk - Increasing signs of Landlords with mortgages dispensing with agent services. Unmortgaged landlords still coming forward but supply/demand imbalance persists.

Shaun Brannen, AssocRICS, Whitley Bay, Brannen & Partners, 0191 2517878, www.brannen-blocks.co.uk, shaun.brannen@brannen-partners.co.uk - Very strong demand for all properties.

Yorkshire & the Humber

Alex McNeil, MRICS, Huddersfield, Bramleys, alex.mcneil@bramleys1.co.uk - Shortage of new instructions in the lettings sector. Rent levels have grown over the last year and tenant demand remains strong.

Ben Hudson, MRICS, York, Hudson Moody, 01904 650650, www.hudson-moody.com, behudson@hudson-moody.com - Shortage of supply!

Christopher R Jowett, BSc, MRICS, Huddersfield, Jowett Chartered Surveyors, 01484 536799, www.jowett-huddersfield.co.uk, chris@jowett-huddersfield.co.uk - Steady rental demand has been prevalent in the Huddersfield market over the last decade. Landlords should invest more to maintain and improve their portfolios to justify fair market rents. Better trust between tenants and landlords needs to be developed.

Daniel Salisbury, MRICS, York, SASS UK, 07739129070, www.sassuk.com, daniel@sassuk.com - Post Christmas relationships break down, resulting in a demand for rented accommodation.

David J Martindale, MRICS, Wakefield, FSL, david.martindale@fslea.com - Lettings continue to be very busy.

I Adams, MRICS, East Riding of Yorkshire and Kingston upon Hull, Metropolis Surveyors, ianadams31@yahoo.co.uk - Steady supply of suitable stock for all needs.

Jill Gittus, MRICS RICS Registered Valuer, York, KAM Management Limited, jill.gittus@kam-management.co.uk - Lettings are relatively stable, with demand still coming from potential First Time Buyers who are putting off making a purchase at the present time.

Mr T W Pennington, MRICS, Northallerton North Yorkshire, Northallerton Estate Agency, tim@northallertonestateagency.co.uk - Recent changes to agent's fees has pushed rents up as upfront costs have had to be recouped by agents in higher fees to ensure their business model works, but Landlords still require same returns so rentals have had to go up.

North West

Andrew Taylorson, MRICS, Preston, Eckersley, 01772 883388, www.eckersleyproperty.co.uk, all@eckersleyproperty.co.uk - Strong demand limited new stock. Buy to Rent sector weakening.

K M Swan, North West, katharine.swan@actionforchildren.org.uk - Brexit.

Lawrence Copeland, FRICS, Manchester City Centre, Elbonmill Limited T/A Lawrence Copeland, 0161 834 1010, lawrencecopeland.com, lawrence@lawrencecopeland.com - Lack of commitment from some tenants since tenant fee ban. Changing mind at last minute and backing out.

Martin Jackson, MRICS, Manchester, Residential Housing Limited, mjackson@hotellid.co.uk - A labour government will decimate the rental market.

Mr J F Halman, MRICS, Wilmslow Cheshire, Gascoigne Halman, 01625 460 344, www.gascoignehalman.co.uk, jane.andrew@gascoignehalman.co.uk - Very difficult to encourage new Landlords to enter the market. Lots of tenants still looking perhaps because they are not buying due to Brexit uncertainty.

East Midlands

Andrew W York, FRICS, Leicester, Moore & York Ltd, 0116 2558666, www.mooreandyork.co.uk, andrew.york@mooreandyork.co.uk - Market in equilibrium.

Christopher Shallice, FRICS, FAVV, Holbeach, Lincolnshire, Hix and Son, 01406 422777, wendy@hixandson.co.uk - Lack of properties coming to market, lack of good applicants, job uncertainties locally.

David Hammond, BSc, FRICS, Nottinghamshire, David Hammond Chartered Surveyors, 01773 767776, www.david-hammond.co.uk, residential@dvdhammond.co.uk - Despite Brexit, instructions from Landlords appear to be increasing as is tenant demand.

Jonathan Witter, MRICS, Stamford, Jonathan Witter, witter.jonathan@gmail.com - Rental market is fully priced. Wait and see approach by tenants in market.

Mark Elliott, FRICS, Northamptonshire, MEA, elliot.mark@virgin.net - Impact of Brexit Uncertainty - Impact of Election Uncertainty - Changes in taxation causing uncertainty for future investment commitments and returns.

Mark Newton, FRICS, Grantham, Newton Followell, 01476 591900, www.newtonfollowell.co.uk, mark.newton@newtonfollowell.co.uk - Tenant fee ban forgotten but rents are rising as a consequence.

Nicholas Richardson, FRICS, Beeston, Nottingham, Nicholas Richardsons, 01159677589, www.nicric.co.uk, nrichardson@nicric.co.uk - Letting enquiries are way down. The Christmas effect, I guess. Tenants are also staying put.

Peter Buckingham, Market Harborough, Andrew Granger & Co, 01858 431315, www.andrewgranger.co.uk, peter.buckingham@andrewgranger.co.uk - We have weathered the storm well since the Tenant Fee ban. Promising number of new Landlords, increased tenant activity.

West Midlands

Colin Townsend, MRICS, Malvern, John Goodwin, 01684 892809, www.johngoodwin.co.uk, colin@johngoodwin.co.uk - A quiet month. We remain concerned at the numbers of Landlords still potentially exiting the market due to this year's changes in legislation.

Dean Taylor, MRICS, Harborne/Birmingham, JPTaylor, www.jptaylor.co.uk, dean@jptaylor.co.uk - A reasonably busy October but we are struggling to let slightly more executive properties around the £1000 or above mark.

J J Dell, MRICS, Oswestry, J. J. Dell & Company, 01691 653437, property@jydell.co.uk - There is a lack of availability of good quality well maintained rental properties. The realisable demand has shrunk due to people 'staying put'.

Jennifer Price, FRICS, Birmingham, Harrison Price Homes, jennifer@harrisonpricehomes.co.uk - Continuing the trend of more tenants looking for properties than are available.

John Andrews, FRICS IRRV, Stourport, Doolittle & Dalley, 01562 821600 - A busy month with rents increasing, partly due to tenant fee ban and less property becoming available to let.

Surveyor comments - lettings

John Andrews, FRICS IRRV, Bridgnorth, Doolittle & Dalley, 01562 821600 - A constant and steady level of enquiry for all types of rented accommodation with rents increasing due to lack of availability of stock and increased demand. Rents rising.

John Andrews, FRICS IRRV, Bewdley, Doolittle & Dalley, 01562 821600 - Properties generally letting well with rents increasing, although less new property becoming available to let.

John Andrews, FRICS IRRV, Kidderminster, Doolittle & Dalley, 01562 821600 - Rents continuing to increase due to reduced supply and increased demand.

John Goodman, FRICS, Warwick, John Goodman, 01926-651199, details@jgcs.info, details@jgcs.info - Indications that an increasing number of 1/2 bed tenants are seriously considering purchasing a property if finances allow.

Mike Arthan, FRICS, Shropshire, Barbers, m.arthan@barbers-online.co.uk - Less available stock and greater tenant demand is pushing rents up.

Richard Franklin, BSc (Hons) MRICS, Worcestershire, Franklin Gallimore, 01584 810436 - MEES and proposals to change Section 21 criteria is reducing interest in buy to let. Poor quality stock is remaining unlet. Sluggish top end of market.

Ryan Williams, FRICS, Hay-on-Wye, McCartneys LLP, 01497 820 778, www.mccartneys.co.uk, ryan@mccartneys.co.uk - The rental market remains steady, supply and demand fairly constant but Landlords are watching the outcome of any political changes with interest.

Stephen Smith, MRICS, Walsall, Fraser Wood, 01922 629000 - The market remains buoyant, with continued demand, particularly for well-presented accommodation, leading to increasing rents.

East Anglia

Kevin Burt-Gray, MRICS, Cambridge, Pocock & Shaw, 01223 322552, kevin@pocock.co.uk - Slowing as we approach end of year. Letting enquiries down considerably.

Nigel Steele, FRICS, Norfolk, Jackson-Stops, 01603 612333, www.jackson-stops.co.uk, nigelsteelelts@gmail.com - Shortage of quality properties.

TPH Stephens, MRICS, Norwich, Humberts, 01603 661199, www.humberts.com, norwich@humberts.com - Fewer properties will lead to higher rents as the government squeezes out the private Landlord.

South East

David Boyden, MRICS, Colchester Head Office, Boydens, 01206 762244, www.boydens.co.uk, david.boyden@boydens.co.uk - October has been a record month in terms of lets and instructions, new influx of seasoned landlords but little by way of new buy to let Landlords.

David Parish, FRICS, Upminster, Gates Parish & Co, 01708 250033 - The market is fairly quiet with a lack of instructions and a reduction in the number of enquiries from potential tenants.

Hannah Ward, Hove, King and Chasemore, 01273 719 625, hannah.ward@countrywide.co.uk - Government measures, Brexit, media coverage regarding politics.

James Farrance, MNAEA FARLA, Maidenhead, Braxton, 01628 674234, www.braxtons.co.uk, jfarrance@braxtons.co.uk - Available stock levels in the market is low, demand remains steady.

John Frost, MRICS, Amersham, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - School deadline meaning some last minute lets.

John Frost, MRICS, Gerrards Cross, The Frost Partnership, 01494 680909, frostweb.co.uk, beaconsfield@frostsurveyors.co.uk - Extra stamp duty/tax penalties/reduction of buy to let investors.

Martin Allen, MRICS, Wingham, Canterbury, Elgars, 01227 720557, www.elgars.uk.com, m.allen@elgars.uk.com - Still a stable market with rents edging up particularly for cheaper properties where demand is greatest.

Martin Wellsman, FRICS, Barnet, Martin Wellsman FRICS, mgwellsman@aol.com - Brexit.

Nigel Gould, FRICS 1124335, Ashford Kent, Gould and Harrison, 01233 646411, Gouldharrison.co.uk, nigel.gould@gouldharrison.co.uk - Whilst less effect than on the sales market I still believe that the Brexit situation has affected employment security.

P Todd, RICS, HIGHCLERE, PTCS, ptodd.ptcs@gmail.com - Still some strength.

Paul Loveridge, FRICS Registered Valuer, Beaconsfield, The Frost Partnership, paul.loveridge@frostsurveyors.co.uk - Government measures and Brexit.

S D Smith, MRICS (retired), Bedford, Water End Homes Ltd, 07768338363, waterend@me.com - Buy to let (clobbering private landlords) reforms have contributed to a shortage of stock and increased rental values. Not probably the intended consequence?

Tony Jamieson, MRICS, Guildford, Clarke Gammon Wellers, 01483 880900, www.clarkegammon.co.uk, tony.jamieson@clarkegammon.co.uk - Lettings market remains relatively stable, but only the competitively priced properties will let.

Trevor Hayter, MRICS, MCIQB, PhD, BSc, Stanford-le-Hope, Independent Consultant, tvhayterfourway@aol.com - Costs of council tax, gas, electric and other outgoing costs as well as travel expenses will have an ongoing effect on letting properties within the area.

South West

Colin Moorhouse, FRICS, Sidmouth, Devon, Redferns Sidmouth Limited, info@redfernsosidmouth.co.uk - Brexit. Parliament. Weather. Party politics.

Marcus Arundell, MRICS, Bath, HomeLets, 01225 484811, homeletsbath.co.uk, marcus@homeletsbath.co.uk - Student season is upon us and transactions in general are still strong. New landlord enquires tailing off.

Mark Annett, FRICS, Gloucestershire, Mark Annett & Company, 01386 841622 - A strong market still and rents are good.

Roderick Thomas, FRICS, Wells, Roderick Thomas, 01749670079, www.roderickthomas.co.uk, rdt@roderickthomas.co.uk - The election and government proposals.

Wales

Anthony Filice, FRICS, Cardiff, Kelvin Francis Ltd, 02920766538, www.kelvinfrancis.com, tony@kelvinfrancis.com - For the first time in years, there are reduced numbers of tenants, perhaps because some are converting to buyers.

Paul Lucas, FRICS, Haverfordwest, R.K.Lucas & Son, 01437 762538, www.rklucas.co.uk, paul@rklucas.co.uk - There is a significant shortage of property to rent at present.

London

Alice Telfer, MRICS, London, Daniel Watney, atelfer@danielwatney.co.uk - Quieter months at the moment (October - December), following a surge from January to September consistently.

Surveyor comments - lettings

Allan Fuller, FRICS, Putney, Allan Fuller Estate Agents, 020 8788 8822, allanfuller.co.uk, allan@allanfuller.co.uk - Plenty of tenants and not enough property, government policy has discouraged investment in property and severely hit the PRS.

J.J.King, FRICS, London Boro Merton, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Elections tend to affect market conditions and this is no different. Landlords will sit on their hands and wait to see who wins before deciding their next move.

J J King, FRICS, Wimbledon, Andrew Scott Robertson, 020 8971 6780, www.as-r.co.uk, jking@as-r.co.uk - Stock levels have fallen further since Landlords remain undecided whether to re-let or sell. Meanwhile tenant inquires have risen.

Jeremy Leaf, FRICS, Finchley, Jeremy Leaf & Co, jeremy@jeremyleaf.co.uk - Listings are lower as many landlords have sold or considering quitting the sector in response to new tax and regulatory obligations - with more on the way. On the other hand, rents are hardening encouraging landlords who have decided to stick it out

Mark Wilson, MRICS, London, Globe Apartments, 0207 935 9512, www.globeapt.com, mark@globeapt.com - If we could ask for an early Christmas surprise it would be some new instructions from Landlords. With Brexit looking likely to be delayed till 2020, we can't see what will change the market drift. An early prediction for 2020, wake us up in 2021!

Natasha Cooper, Trainee, Newcastle, Grainger PLC, 0207 940 9612, tasha_cooper@hotmail.co.uk - Tenants are very unsure of their plans for next year, lots of amended breaks requested and market uncertainty keeping people where they are.

Simon Aldous, MRICS, London, Savills, 02070163861, savills.co.uk, saldous@savills.com - Rents across London have seen a small amount of growth (first time since 2016). Demand has been strong from the family house market.

Terry Osborne, FRICS, Westminster, SW1, Tuckerman Residential, 020 7222 5510, tosborne123@yahoo.com - Brexit.

Tom Dogger, MRICS, London, B N Investment Ltd, 020 7101 3382, www.bakkenepetune.com, tdogger@bninvestment.co.uk - Financing restrictions, government legislation beginning to take impact and high SDLT continue to disrupt the market. Expect landlords to continue to exit and higher demand from tenants. Rents to increase.

Will Barnes Yallowley, AssocRICS, Kensington London, LHH Residential, 02073762286, www.lhhresidential.co.uk, will@lhhresidential.co.uk - Busy. Less supply available so rents are going up.

Scotland

Carolyn Davies, MRICS, Dumfries, Savills, 01387 274380, www.savills.co.uk, cmdavies@savills.com - Local market showing signs of lack of supply, possibly in part affected by forthcoming EPC requirements meaning properties are not turning around as quickly once vacant.

Grant Robertson, MRICS, Glasgow, Allied Surveyors, 0141 330 9950 - Because of the slowdown in the sales market and more landlords this year seeking return, the rental market is also now slowing.

Ian Morton, MRICS, St Andrews, Bradburne & Co, 01334479479, bradburne.co.uk, info@bradburne.co.uk - Stock of suitable letting properties is low with continued tenant demand outstripping supply.

John brown, FRICS MRTPI, Edinburgh, John Brown and Company, 07768583919, John.brown@jb-uk.com - Rental market has gone quieter after the flush of student activity, autumn and winter market means less tenants but stock is limited. Rents positive. Looking ahead, impact of new developments [student and Private rental] will influence change.

John Gell, MRICS, Inverness, Simply Let, 01463 718888, www.simplylet.biz, john.gell@simplylet.biz - Well-presented properties are being let quickly. Notable that many tenant enquiries are prompted by Landlords selling current property. Investors are active in the Inverness market but are seeking properties with gross yields of 6% or more.

Linda Gove, MA(Hons) MRICS, St Andrews, J & E Shepherd, l.gove@shepherd.co.uk - Rush for rental accommodation has subsided now that new university term has commenced.

Northern Ireland

Kirby O'Connor, AssocRICS, Belfast, GOC Estate Agents, 02890662366, www.gocestateagents.com, kirby@gocestateagents.com - Rentals have been strong but we are finding more tenants are extending leases, especially over this winter period.

Nicola Tann, FRICS, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, ntann@simonbrien.com - Rental market remains strong throughout.

Samuel Dickey, MRICS Spokesperson for Residential Property NI, Belfast, Simon Brien Residential, 02890595555, www.simonbrien.com, sdickey@simonbrien.com - The rental market continues at pace.

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Housing market and lettings market data (questions 1-19). This is the complete data set including the bedroom breakdown for questions 6-7 and 17-18.

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